

GENERAL NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
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5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL AREAS WITHIN THE MDP LIMITS WILL BE PLATTED.

KEY NOTES

- ① THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO FOR APPROVAL.
- ② 30' R.O.W. DEDICATION FOR 600' AT INTERSECTION OF BORGFIELD DR & BULVERDE ROAD FOR FUTURE INTERSECTION IMPROVEMENTS.

PROPERTY LEGAL DESCRIPTION

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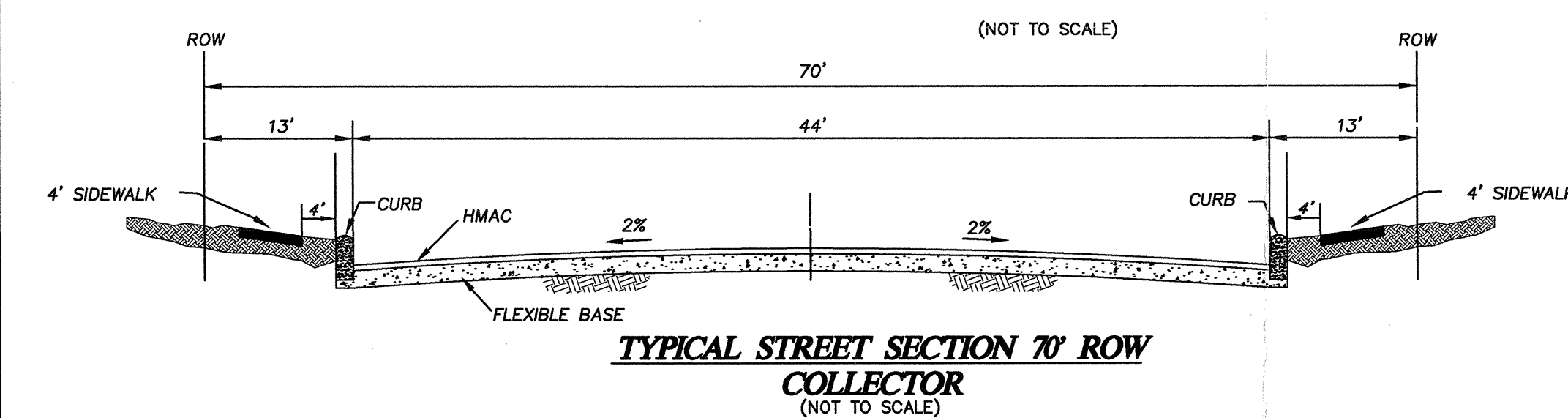
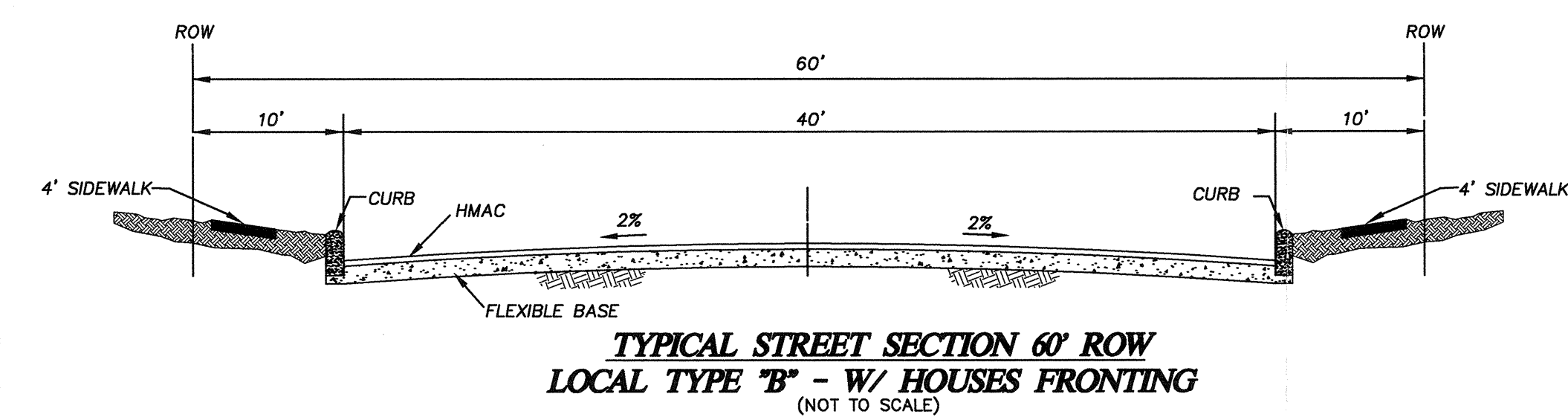
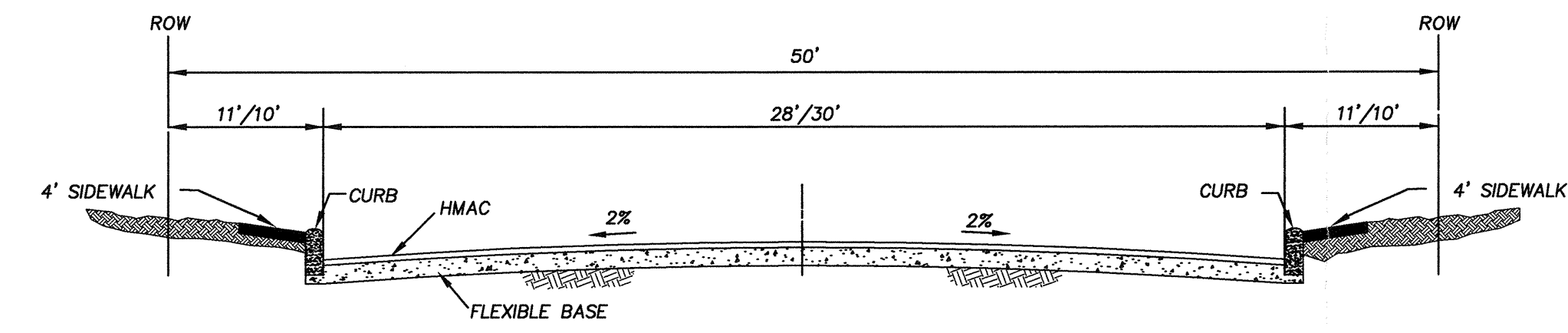
PARK SPACE SUMMARY

REQUIRED PARK SPACE 380 LOTS X 1 ACRE = 5.43 AC.
70 LOTS

PARK #1
4.42 ACRES GROSS
(1.88 ACRES FLOOD PLAIN)
TOTAL = 3.46 ACRES

PARK #2
1.02 ACRES GROSS
(0.20 ACRES FLOOD PLAIN)
TOTAL = 1.02 ACRES

TOTAL PARK SPACE PROVIDED = 5.44 ACRES



SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE					
TRACT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ OPEN SPACE (Ac.)
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TOTALS/AVERAGE		155.26	380	2.45	47.21

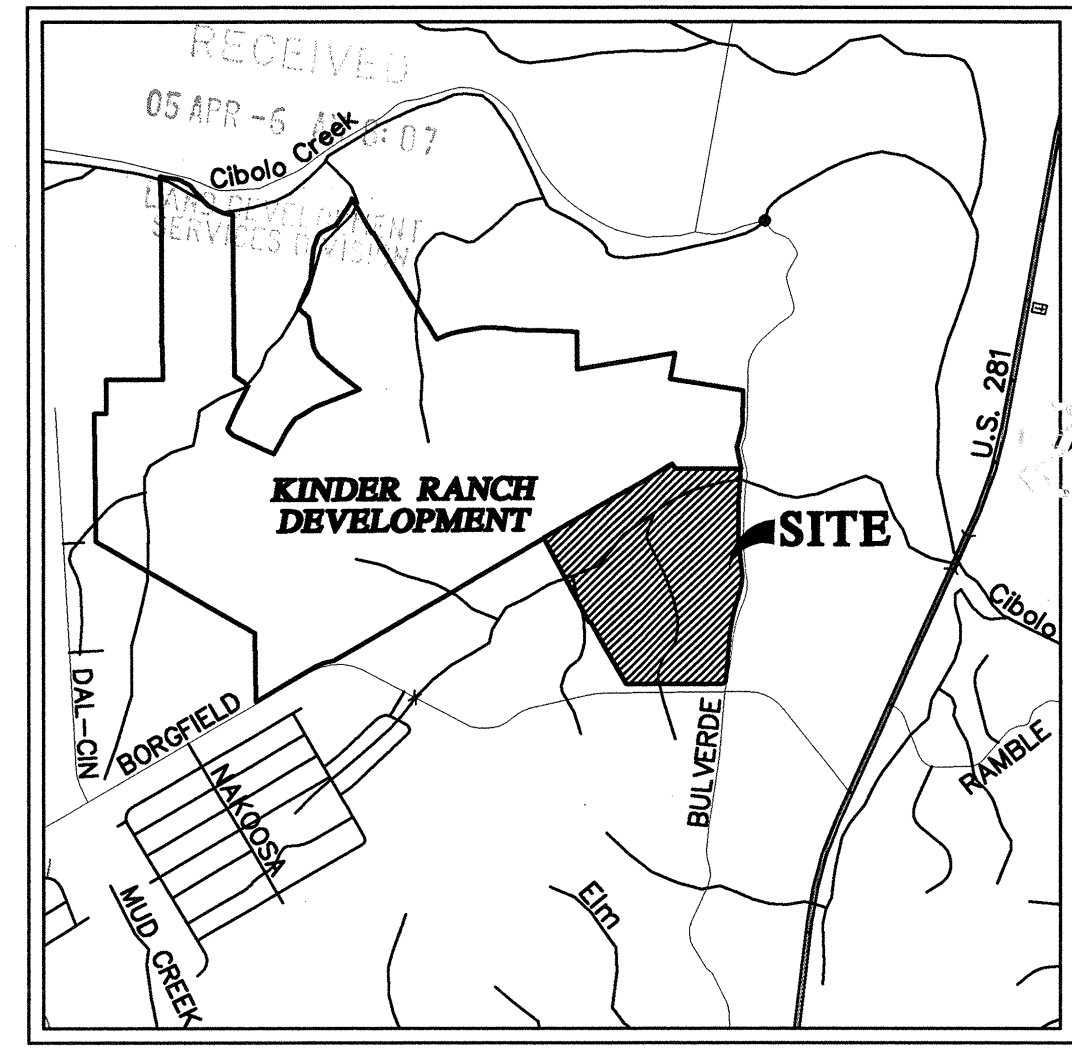
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PARK SPACE	5.44
TOTALS	155.26

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

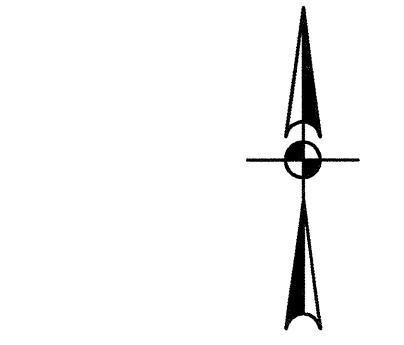
PAPE-DAWSON ENGINEERS, INC.

BITTERBLUE, INC.



LOCATION MAP

N.T.S.



LINE TABLE		
LINE	LENGTH	BEARING
L1	85.87'	N30°26'23"W
L2	44.40'	S62°31'31"E

LEGEND:

- MDP LIMITS
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- PARK SPACE
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- LOCAL "A" STUB-OUT
- SCHEMATIC INTERNAL STREET PATTERN

APPLICANT: BITTERBLUE INC.
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
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BASS RANCH MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
PREPARATION DATE: NOVEMBER, 2004 | JOB NO. 6180-00

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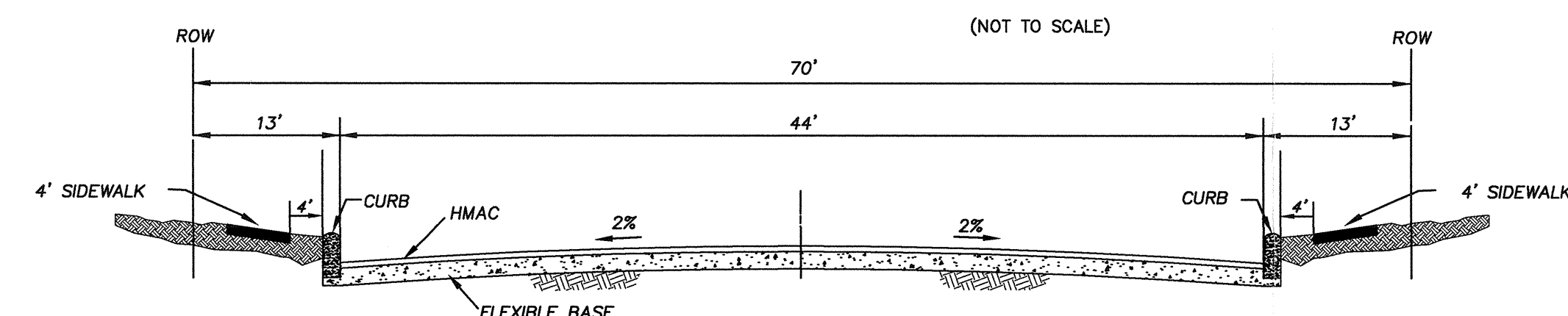
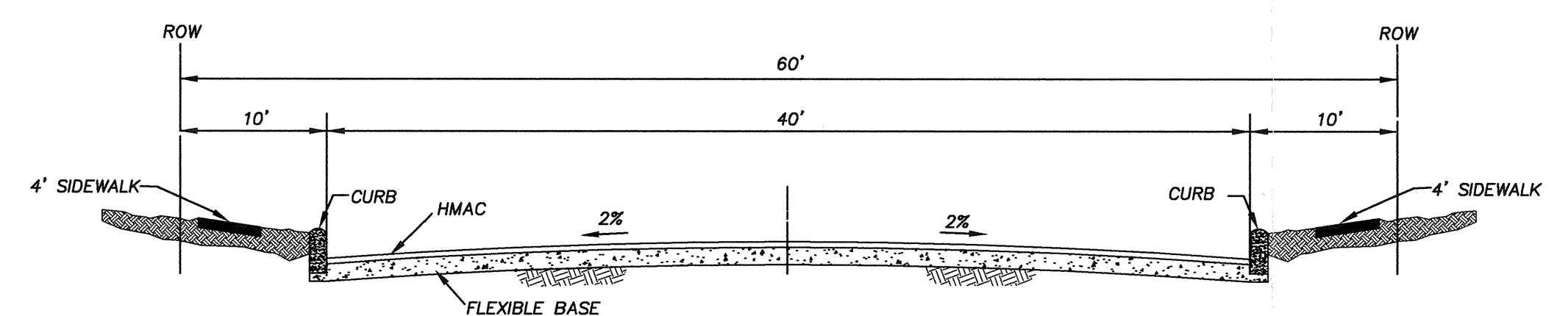
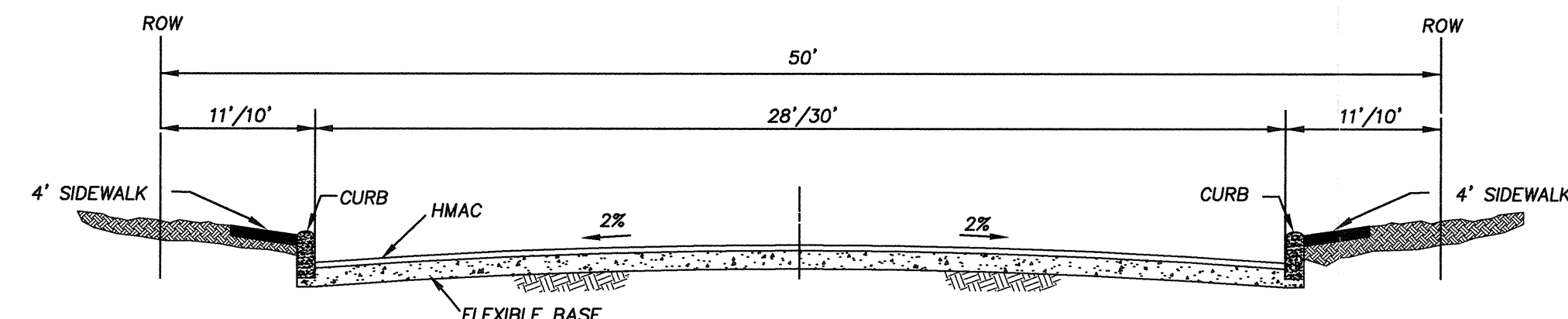
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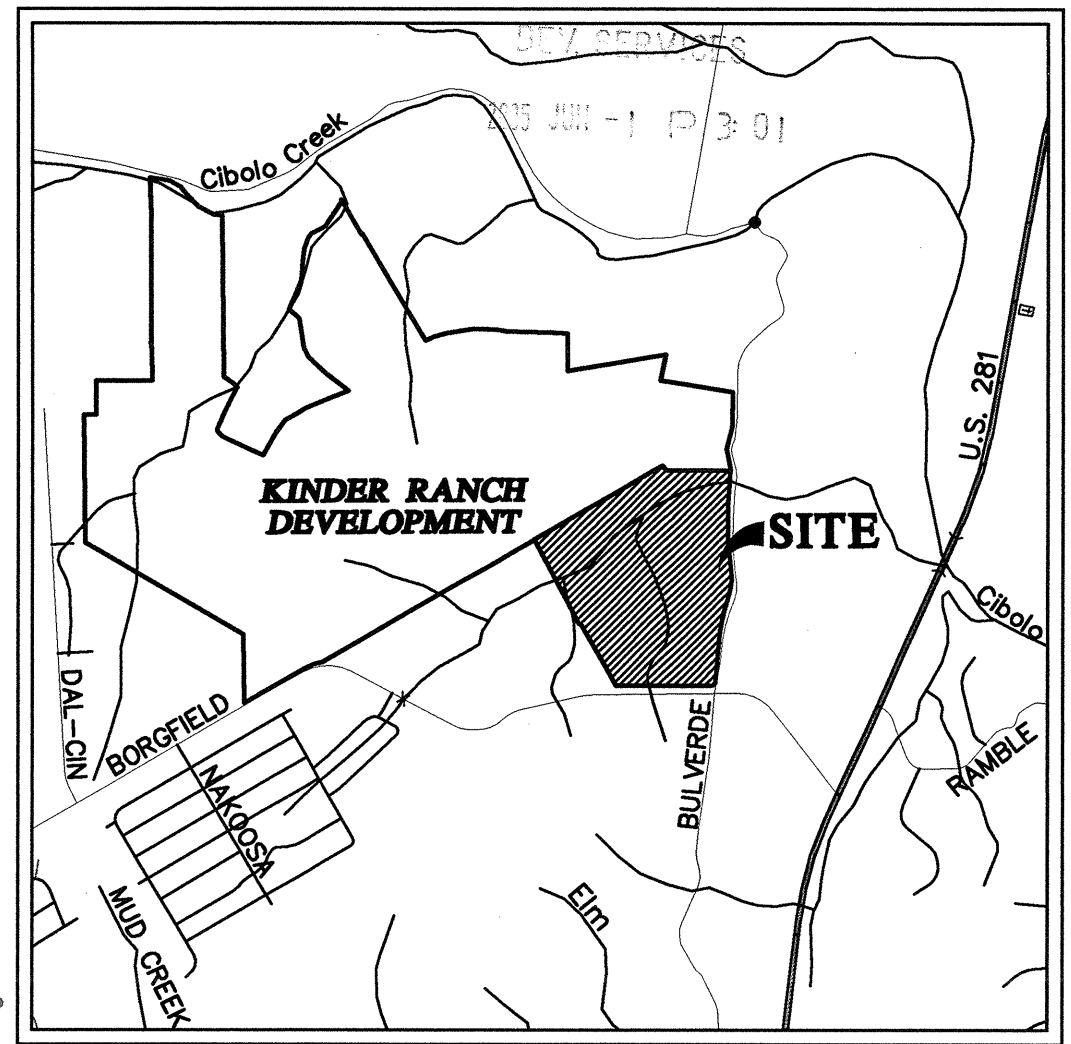
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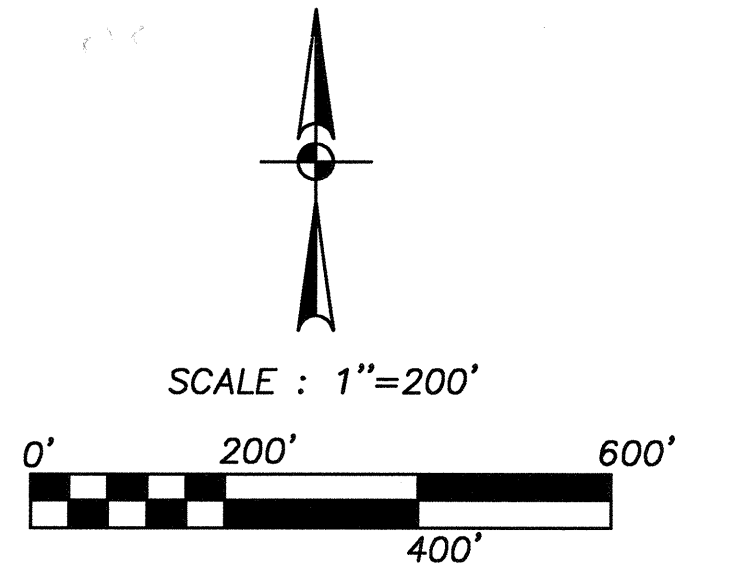
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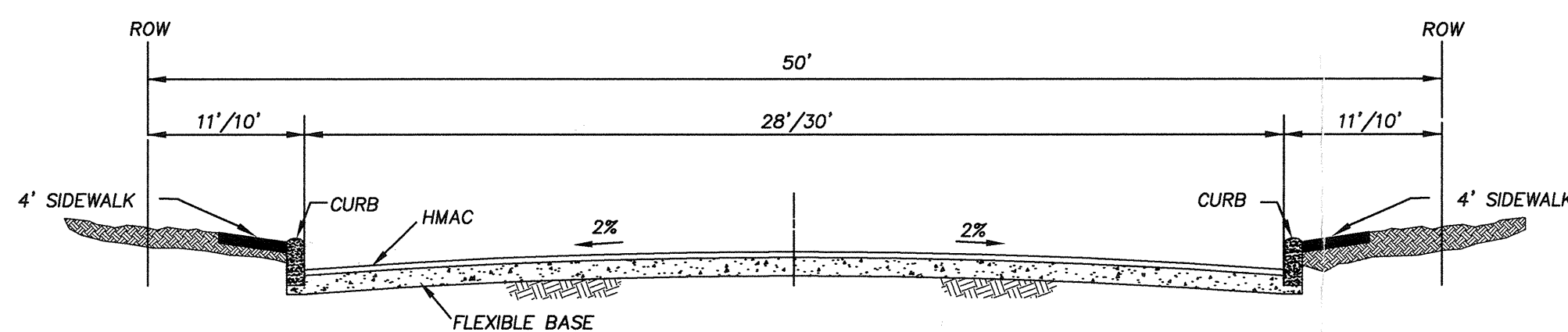
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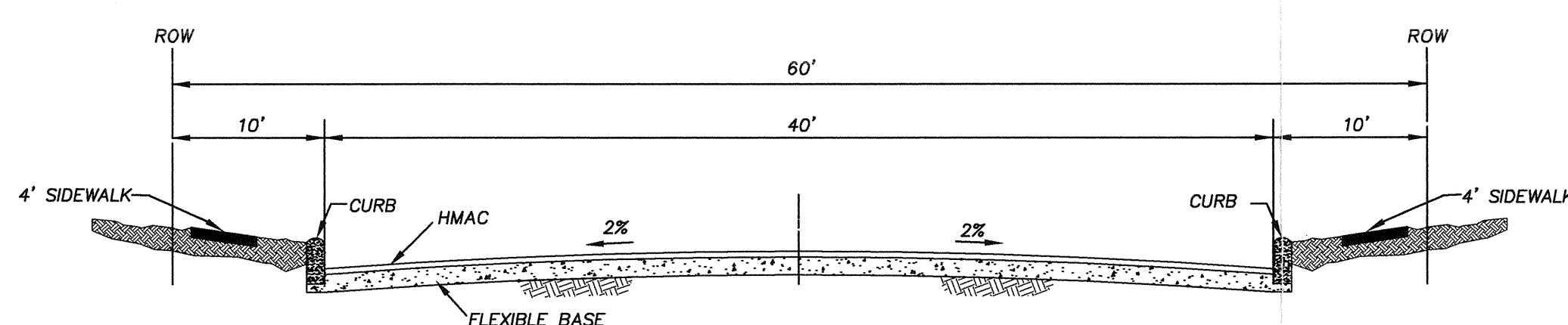
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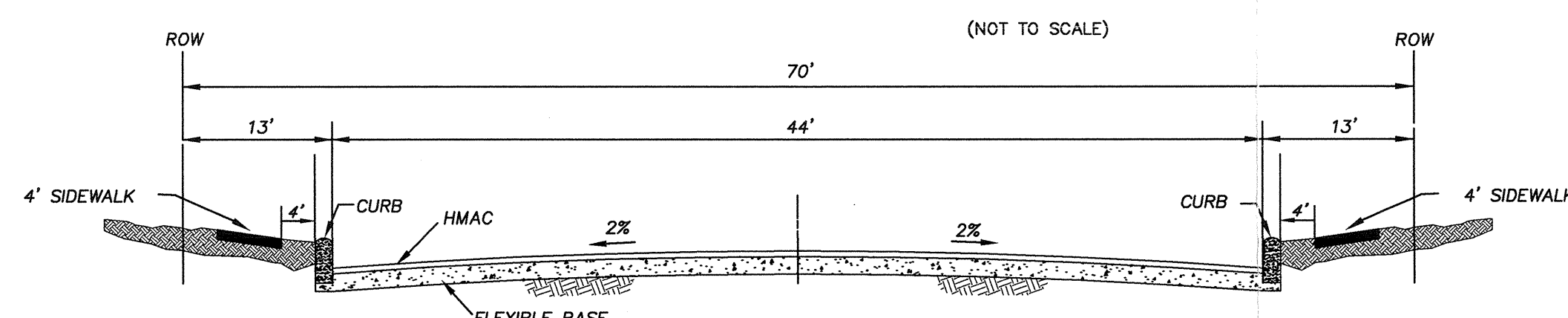
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TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)
*28" PAVEMENT UNLESS NOTED OTHERWISE



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B" - MINOR COLLECTOR
(NOT TO SCALE)



TYPICAL STREET SECTION 70' ROW
COLLECTOR
(NOT TO SCALE)

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	81.28'	64.12'	55.31'	81°33'46"	83.77'	N48°58'23"E
C2	423.25'	2929.25'	212.00'	08°16'44"	422.89'	N09°29'39"E
C3	293.15'	739.34'	148.52'	22°43'04"	291.23'	N04°12'24"E

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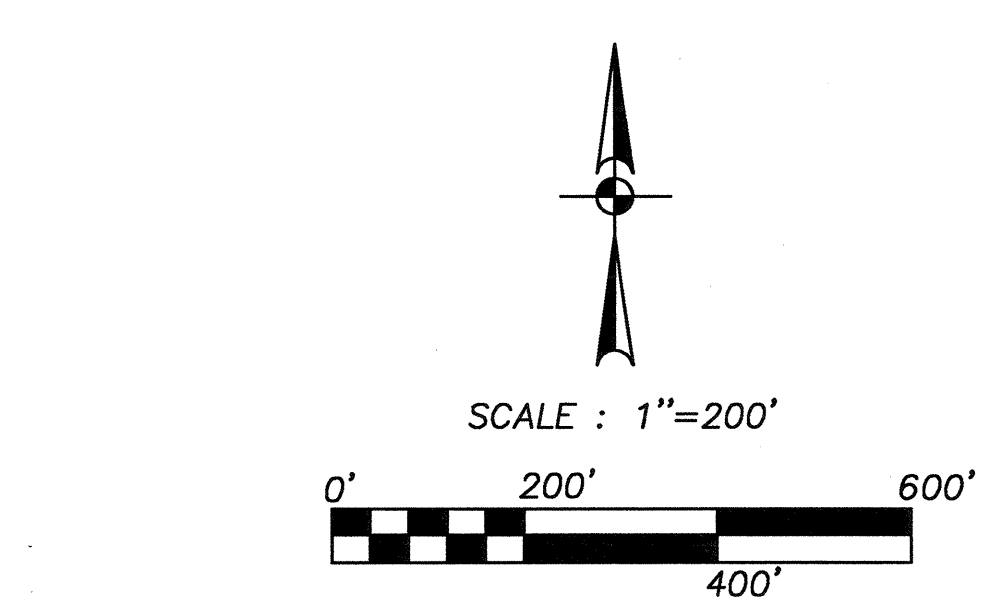
MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000
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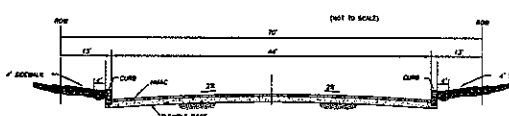
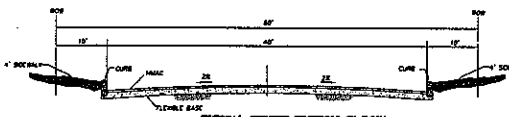
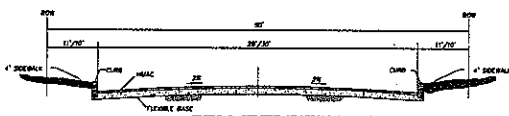
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8. ALL PROPOSED STREETS ARE PRIVATE UNLESS NOTED OTHERWISE.

PROPERTY LEGAL DESCRIPTION

A 155.26 ACRE, OR 6,781,244 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 38.28 ACRE TRACT RECORDED IN VOLUME 4087, PAGES 0712-0715, OUT OF THE QUADALUPA COLLEGE SURVEY NO. 418, ABSTRACT NO. 590 OF BEAR COUNTY, TEXAS, A 18.36 ACRE TRACT RECORDED IN VOLUME 5354, PAGES 1706-1707, OUT OF THE J.T. ROBINSON SURVEY NO. 456, QUADALUPA COLLEGE SURVEY NO. 417, C. MENEMIER SURVEY NO. 194, ABSTRACT NO. 266 OF BEAR COUNTY, TEXAS, A 126.14 ACRE TRACT RECORDED IN VOLUME 6227, PAGES 1386-1387, OUT OF THE OUT OF THE J.T. ROBINSON SURVEY NO. 456, QUADALUPA COLLEGE SURVEY NO. 417, C. MENEMIER SURVEY NO. 194, ABSTRACT NO. 637 OF BEAR COUNTY, TEXAS, AND A 150.73 ACRE TRACT RECORDED IN VOLUME 6259, PAGES 1521-1522, OUT OF THE J.T. ROBINSON SURVEY NO. 456, QUADALUPA COLLEGE SURVEY NO. 417, C. MENEMIER SURVEY NO. 194, COUNTY BLOCK NO. 4857 OF BEAR COUNTY, TEXAS, OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

PARK SPACE SUMMARY

REQUIRED PARK SPACE	380 LOTS X 1 ACRE = 3.8 AC.
PARK #1	4.42 ACRES GROSS (1.88 ACRES FLOOD PLAIN) TOTAL = 3.46 ACRES
PARK #2	1.02 ACRES GROSS (0.20 ACRES FLOOD PLAIN) TOTAL = 1.02 ACRES
TOTAL PARK SPACE PROVIDED	= 5.44 ACRES



SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE					
TRACT	LAND USE	GROSS AREA (AC.)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ OPEN SPACE (AC.)
1	SINGLE FAMILY RESIDENTIAL	49.20	130	2.75	12.33
2	SINGLE FAMILY RESIDENTIAL	56.41	170	3.01	15.22
3	SINGLE FAMILY RESIDENTIAL	36.19	74	2.04	17.30
4	COMMERCIAL	10.79	-	-	1.99
5	COMMERCIAL	1.34	-	-	0.31
6	COMMERCIAL	1.33	-	-	-
TOTALS/AVERAGE		155.26	380	2.43	47.21

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	92.82
COMMERCIAL (NET)	11.16
OPEN SPACE/FLOOD PLAIN	45.13
PUBLIC ROW (COLLECTOR)	0.71
PARK SPACE	5.44
TOTALS	155.26

CURVE TABLE					
CURVE	LENGTH	PI	CHORD	CHORD BEARING	CHORD
C1	81.75	84.17	80.31	87.33° 45'	83.77
C2	243.25	232.25	212.05	88.16° 41'	222.85
C3	153.17	144.64	143.12	88.16° 41'	147.24

THE FLOODPLAIN MAPS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLANS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STAFF WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 15-5019 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

APPROVED BY: *[Signature]*
CITY OF SAN ANTONIO
PLANNING DIRECTOR

PAPE-DAWSON ENGINEERS, INC. BITTERBLUE

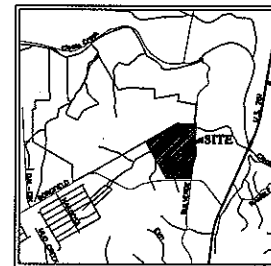
BASS RANCH MASTER DEVELOPMENT PLAN

MAP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

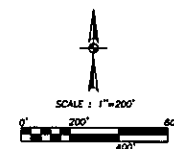
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PAPE-DAWSON ENGINEERS

NO. 001-000-001 | ANY/ANY/000-000-001 | PREPARED BY: J. BASS
PREPARATION DATE: NOVEMBER, 2004 | JOB NO. 0100-00



LOCATION MAP



LINE TABLE	
LINE	LENGTH
11	11.16
12	11.16
13	11.16

LEGEND:

- FLOOD PLAIN
- 10' CONTOURS
- GATED ACCESS POINT (SEE NOTE 8)
- OPEN SPACE/100 YR FLOOD PLAIN
- PARK SPACE

APPLICANT: BITTERBLUE INC.
11 LYNN BATTIS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL
CABLE TELEVISION: TIME WARNER CABLE



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: _____

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

MDP 823

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
JAN 10 9 10 AM

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO**

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Other: _____ | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: Bass Ranch MDP

Owner/Agent: Bitterblue, Inc. Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100 San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

A 155.26 Acre, or 6,763,244 square feet more or less, tract of land being out of a 38.28 acre tract recorded in Volume 4087, Pages 0712-0715, out of the Guadalupe College Survey No. 416, Abstract No. 590 of Bexar County, Texas, a 19.36 acre tract recorded in Volume 5354, Pages 1706-1707, out of the J.T. Robinson Survey No. 486, Guadalupe College Survey No. 417, C. Heinmeier Survey No. 194, Abstract No. 266 of Bexar County, Texas, a 126.14 acre tract recorded in Volume 6227, Pages 1386-1387, out of the J.T. Robinson Survey No. 485, Guadalupe College Survey No. 417, C. Heinmeier Survey No. 194, Abstract No. 637 of Bexar County, Texas, and a 150.73 acre tract recorded in Volume 6299, Pages 1521-1522 out of the J.T. Robinson Survey No. 486, Guadalupe College Survey No. 417, C. Heinmeier Survey No. 194, County Block No. 4857 of Bexar County, Texas, of the Official Records of Real Property of Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: N/A

Number of dwelling units (lots) by Phases: N/A

Total Number of lots: 6 divided by acreage: 155.26 = Density: 0.039

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____%

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal ISD Ferguson map grid: 451-C2, C3, D2 & D3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Kinder Ranch No. _____

Name _____ No. _____

October 16, 2003

Page 2 of 5

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN 10 AM 9:06

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN 10 AM 9:06

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

05 JAN 10 AM 9:16
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Bass Property Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: JOAN K. BASS Signature: Joan K. Bass

Date: 12-16-04 Phone: 830-780-2804 Fax: _____

E-mail: Joannekaybass@aol.com

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN 10 AM 9:06

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Bass Ranch MDP

Plat Name: _____

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000

Fax #: (210) 375-9010

E-mail: dthompson@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- **(Master Development Plans and PUD Plans):** 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> Traffic T.I.A. |
| <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input checked="" type="checkbox"/> Parks – Open space |
| <input checked="" type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input checked="" type="checkbox"/> Storm Water Engineering | <input checked="" type="checkbox"/> Other: _____ |

☒ Accepted

☐ Rejected

Completeness Review By: Austin Finley Date: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
05 JAN 10 AM 9:05



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Bass Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: BULLYERDE ROAD IS ON THE MTP REQUIRING A MIN. OF 80' ROW
BORGFELD ROAD IS ON THE MTP REQUIRING A MIN. OF 80' ROW. PROPOSED MDP
ADDRESSES THOROUGHFARE. PROPOSED PLAN NEED TO ADDRESS 35-506(e)(2) PROJECTION
OF ROADS INTO UNPLATTED AREA TO THE WEST; 35-8101, TWO POINTS OF ID BY TX.
PLANE COORDINATES, APPROXIMATE LOCATION OF STREETS, SCHEMATIC LOCATION OF
STREETS (RIN 4.012). REMOVE NOTE Q AND DATE INDICATION - THIS IS NOT
A PUO PLAN OF ENCLAVE; IF NO DETAIL AND OR STREET LAYOUT ON PLAN A SUPPLEMENTAL
IS REQUIRED TO ASSES CONNECTIVITY RATIO 35-506(e)(1) →

[Signature]
Signature

Planner
Title

01/2005
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

35-506(c) Hierarchy of roadways; Flood plain will be platted on every lot
Tract 1, 2, 3, & 4 be noted on plan; eliminate PUO NOTE References.
Provide legend indicating limit lines, property lines etc.



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Bass Ranch MDP MDP 823
 Plat Name: _____
 Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
 Address: 555 E. Ramsey, San Antonio, TX 78216
 Phone # (210)375-9000 Fax #: (210) 375-9010 E-mail: dthompson@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> Traffic T.I.A. |
| <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input checked="" type="checkbox"/> Parks – Open space |
| <input checked="" type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input checked="" type="checkbox"/> Storm Water Engineering | <input checked="" type="checkbox"/> Other: _____ |

☒ Accepted

☐ Rejected

05 JAN 10 AM 9:05
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

Completeness Review By: Austin Finley Date: _____



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Bass Ranch MDP

File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson E-mail: dthompson@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development (1) Major thoroughfare

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

(Cont.)

- City of San Antonio Development Services Department use**

Date: _____

☐ I recommend approval

☒ I do not recommend approval

Comments: ~~RULVIEW OF ROAD IS ON THE MTP RECORDS. A PHOTO OF 26 JAN~~

~~DO NOT FIELD FOR WORK ON THE MTR REQUIREMENTS. MIN. 21' AS 20' 11" USED DUE TO~~
~~ADDRESSES THROUGHOUT ARE PROPOSED AS 20' 11" DUE TO ADDRESSES 35-506(e)(2) PROTECTION~~
~~OF (ROADS INTO UNPLATTED AREA IN THE WEST; AS 20' 11" DUE TO ADDRESSES 35-506(e)(2) PROTECTION~~
~~OF PROJECT.~~
~~PLANS CONTAINING APPROXIMATE LOCATION OF STREETS, STATION AND LOCATION OF~~
~~CIRCLES (100' 0" 0.2). REMOVE NOTE 4 AND DATE INDICATION THIS IS NOT~~
~~A PLAN OF EXCHANGE, IF NO BEING THIS ON STREET LAYOUT OF PLANS IS APPROPRIATE~~
~~IS.~~
~~SEE PRESENTATION, 20' 11" 0.2 CORRECTIVITY 99' 11" 0.2 35-506(e)(2) →~~


Signature

Planner
Title

012005
04/18/05
Date

Signature *Eliminate note about Enclosure - Units do not meet* Title *Enclosure* Date *1/2*
Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting. On 1/12/2
WDC-35-2

On 10/12
WDC-35-202

~~25. 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 26~~

LOCAL A ROAD IS REQUIRED TO HAVE AN ALL WEATHERED ROAD
February 23, 2004 Page 2 of 2 P:\61\80\00\WordForms\041221a1.doc
CROSSING FLOOD PLAIN, AND NO ROAD shall be created within 2
feet of the flood plain.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request ☐ Other: _____
- Public Hearing ☐ Yes ☐ No
- ☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Bass Ranch MDP **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9010

Contact Person Name: Drake Thompson, P.E. **E-mail:** dthompson@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

SAN ANTONIO WATER SYSTEM
ACQUIFER STUDIES
2005 JAN 11 P 5:25

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Bass Ranch MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

Kirk M. Nijon
Signature

Manager
Title

2-7-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Bexar County



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (ML-I) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Bass Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

Bass Ranch
(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.



I recommend approval



I do not recommend approval

On , _____ I notified _____, the engineer /
subdivider / agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
2. County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.
3. All traffic control improvements shall conform to the Texas Manual on Uniform Traffic Control Devices.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Bexar County



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (ML-I) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Bass Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) PROVIDE 30FT ROW DEDICATION ON

BORGFELD & BULVERDE FRONTAGE 600 LF
FROM THE INTERSECTION OF BULVERDE & BORGFELD

2) DO NOT LABEL LOCAL'S AS MINOR COLLECTOR

~~_____~~

John L. ... Civil Engineer Assistant 2-10-05
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Ernest Brown

From: tsang@bexar.org
Sent: Tuesday, February 15, 2005 3:55 PM
To: Ernest Brown; dthompson@pape-dawson.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Bass Ranch **Disapproval**

Ernest Brown

From: Junaid A Malik
Sent: Monday, June 13, 2005 9:32 AM
To: Ernest Brown
Cc: Michael Herrera; Sam Dent; 'dthompson@pape-dawson.com'
Subject: City of San Antonio



COSADOCS-#3048
11-v2-Bass_Ranch...

Ernest Brown

FROM: Kay Hindes
Sent: Monday, February 14, 2005 4:43 PM
To: Michael Herrera
Cc: Ernest Brown; 'dthompson@pape-dawson.com'
Subject: Bass Ranch MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve with conditions. The conditions are as follows:

- (1) a cultural resources study is waived until platting;
- (2) the attached text should be added to all subsequent plats associated with the MDP.

If you need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Ernest Brown, Planner II
FROM:	Junaid Malik, E.I.T.
COPIES TO:	Michael Herrera, Sam Dent, P.E., Richard Carrizales, Rick Wood, P.E., File
SUBJECT:	Bass Ranch MDP <i>Cibolo Creek Watershed</i>

June 13, 2005

Storm Water Engineering has reviewed revised Bass Ranch MDP submittal and comments are as follows:

1. This MDP can be released with the following comments.
2. The scale shown of 1" = 1000' on exhibit 6 & 7 is still incorrect. Please check and address original comment.
3. At the time of platting, the hydrology and hydraulic analysis will be required for the existing, proposed and ultimate development conditions. This analysis will be taken to a point at least 2000' downstream of the proposed development.

Junaid Malik, E.I.T.
Storm Water Engineering

Ernest Brown

From: Arturo Villarreal
Sent: Tuesday, February 08, 2005 2:07 PM
To: Drake Thompson (E-mail); 'rwood@pape-dawson.com'
Cc: Arturo Villarreal; Robert Browning; Michael Herrera; Ernest Brown; June Puente; Richard Carrizales; Robert C Martinez
Subject: Bass Ranch MDP

Storm Water Engineering Comments.



CC-BassRanch-MDP
.PDF

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Ernest Brown, Planner II

FROM: Arturo Villarreal, Jr., P.E.

COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Rick Wood, P.E., File

SUBJECT: Bass Ranch MDP
Cibolo Creek Watershed

February 7, 2005

Storm Water Engineering has reviewed the Bass Ranch MDP submittal and comments are as follows:

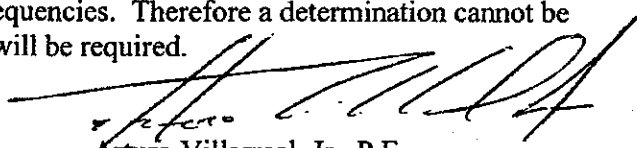
1. Based on the comments below this MDP cannot be released.
2. Since the submittal did not provide drainage study on the Cibolo Creek floodplain, please provide signature of owner and engineer on the MDP with the following note.

"The floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

Owner

Engineer

3. You have provided hydrology of the drainage areas associated with this development. Only summaries were provided in the report please submit detail calculations on;
 - a. Time of concentration
 - b. CN-Value
 - c. Impervious cover
4. The exhibits 6 & 7 provided have been reduced in size, therefore the scale shown of 1" = 1000' does not agree.
5. You based your analysis for the Bulverde road crossing on the 100 Q. In accordance with UDC 35-504 (b) (1) C 2. "The increase in flow at the low water crossing for the 5, 25, and 100-year frequency design must not reclassify the low water crossing.....". Check for the 5 and 25 year storm frequencies. Therefore a determination cannot be made at this time whether detention will be required.


Arturo Villarreal, Jr., P.E.
Storm Water Engineering

Ernest Brown

From: Sam Dent
Sent: Wednesday, February 16, 2005 1:23 PM
To: Drake Thompson
Cc: Ernest Brown; Michael Herrera
Subject: MDP Review Comments - Bass Ranch

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Drake Thompson, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: February 16, 2005

SUBJECT: MDP Review Comments
Bass Ranch

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Richard De La Cruz
Sent: Tuesday, May 31, 2005 5:07 PM
To: Richard De La Cruz; Robert Lombrano; Ernest Brown; Marc Courchesne; Michael Herrera; 'dthompson@pape-dawson.com'
Subject: Bass Tract Level 3 **Approval**



2005TIA0568.jpg

TIA Recommends Approval

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division
FROM: Development Services TIA Division
COPIES TO: File
SUBJECT: Bass Tract (Level 3 TIA), MDP
DATE: May 31, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Bass Tract Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Bass Tract Development is located north and west of the intersection of E. Borgefeld Road and Bulverde Road. The property is located within the City of San Antonio's ETJ. The proposed development consisting of 155 acres is proposed to be developed with more than 380 single-family residences, two medical offices, one convenience store with gas station and a commercial shopping center. Bass Tract is estimated to generate 838 AM peak hour trips, 1,476 PM peak hour trips with a total of 14,023 Daily trips by the year 2025.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Bass Tract Development MDP, at no cost to the City of San Antonio:

- **Bulverde Road** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 3200-feet.
- **East Borgefeld Drive** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgefeld Drive (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1500-feet.
- **Intersection of Bulverde Road and East Borgefeld Drive** – An additional 30-feet of ROW for approximately 600-feet in length is required at the intersection as shown on the MDP. This additional ROW will allow for future expansion of the intersection if the growth in the area exceeds the existing capacity.
- **Construct an northbound left turn lane on Bulverde Road** at the proposed east/west Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- **Construct an eastbound left turn lane on East Borgefeld Drive** at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

Bass Tract, Level 3 TIA

Page 2

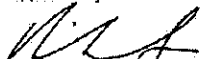
5/31/2005

- Construct an westbound right turn lane on East Borgefeld Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- At the time of the platting of the commercial property on the northwest corner of Bulverde Road and East Borgefeld Drive, intersection mitigation improvements shall be implemented as stated in the Level 3 Traffic Impact Analysis (Figure 6).
- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study and may require acceleration of traffic improvements, such as number of lanes and signalization.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Bass Tract MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

It is highly recommended that the Bass Tract Subdivision be linked with the Kinder Ranch MDP to the north. This linkage will allow connectivity between neighborhoods and will reduce the amount of traffic on the existing roadway street network.

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0568

Ernest Brown

From: Richard De La Cruz
Sent: Tuesday, May 31, 2005 5:08 PM
To: Ernest Brown; Robert Lombrano
Subject: bass tract electronic



2005TIA0568.doc

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Bass Tract (Level 3 TIA), MDP

DATE: May 31, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Bass Tract Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Bass Tract Development is located north and west of the intersection of E. Borgfeld Road and Bulverde Road. The property is located within the City of San Antonio's ETJ. The proposed development consisting of 155 acres is proposed to be developed with more than 380 single-family residences, two medical offices, one convenience store with gas station and a commercial shopping center. Bass Tract is estimated to generate 838 AM peak hour trips, 1,476 PM peak hour trips with a total of 14,023 Daily trips by the year 2025.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Bass Tract Development MDP, at no cost to the City of San Antonio:

- Bulverde Road - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 3200-feet.
- East Borgefield Drive - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgefield Drive (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1500-feet.
- ***Intersection of Bulverde Road and East Borgefield Drive*** – An additional 30-feet of ROW for approximately 600-feet in length is required at the intersection as shown on the MDP. This additional ROW will allow for future expansion of the intersection if the growth in the area exceeds the existing capacity.
- Construct an northbound left turn lane on Bulverde Road at the proposed east/west Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- Construct an eastbound left turn lane on East Borgefield Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

- Construct an westbound right turn lane on East Borgefield Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- At the time of the platting of the commercial property on the northwest corner of Bulverde Road and East Borgefield Drive, intersection mitigation improvements shall be implemented as stated in the Level 3 Traffic Impact Analysis (Figure 6).
- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study and may require acceleration of traffic improvements, such as number of lanes and signalization.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Bass Tract MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

It is highly recommended that the Bass Tract Subdivision be linked with the Kinder Ranch MDP to the north. This linkage will allow connectivity between neighborhoods and will reduce the amount of traffic on the existing roadway street network.

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0568

Ernest Brown

From: Marc Courchesne
Sent: Tuesday, March 01, 2005 7:38 AM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'dthompson@pape-dawson.com'
Subject: Bass Ranc, MDP **DISAPPROVAL**

TIA recommends the disapproval of Bass Ranc, MDP. Redlines are in the engineer pick-up box.

Thanks,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Christopher Looney
Sent: Friday, February 11, 2005 4:21 PM
To: 'dthompson@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Bass Ranch MDP

Bass Ranch MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Thursday, January 20, 2005 7:23 AM
To: 'dthompson@pape-dawson.com'
Cc: Ernest Brown; Debbie Reid; Michael Herrera; Robert Opitz
Subject: Bass Ranch MDP aprvl trees



Bass Ranch MDP
aprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 1/20/05

Subject: Master Development Plan Bass Ranch MDP

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: Chris Yanez
Sent: Thursday, June 02, 2005 3:06 PM
To: 'Drake Thompson @PD'
Cc: Ernest Brown; Michael Herrera
Subject: Bass Ranch MDP

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department
COPIES TO: Ernest Brown, Planner II, Development Services Department
SUBJECT: Bass Ranch Subdivision

DATE: June 2, 2005

I recommend approval of Bass Ranch Subdivision Master Development Plan.

Bass Ranch is a proposed subdivision of 380 residential lots. Per UDC section 35-503 table 503-1 the Parks or Open Space requirement for this subdivision is 5.4 Acres. The allotted space for dedication is 5.4 Acres plus amenities which will be dedicated to the Home Owners Association and whose specifications will follow UDC section 35-503(d)(5), and (h). A Provision and Maintenance Plan must also be submitted.

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

Ernest Brown

From: John McDonald
Sent: Wednesday, January 12, 2005 9:18 AM
To: Ernest Brown
Cc: 'dthompson@pape-dawson.com'
Subject: Bass Ranch MDP



MEMO - MDP Bass
Ranch.doc

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Bass Ranch Master Development Plan

DATE: January 12, 2005

I do not recommend approval of the Bass Ranch Master Development Plan.

The Bass Ranch MDP proposes 380 single-family residential units. Per UDC Section 35-503, Table 503-1, the parkland requirement is 1 acre per 70 dwellings. The required parkland for this development is 5.4 acres.

The plan identifies two separate park locations:

- Park Space #1 is a 4.42 acre tract located on the northern boundary of the plan,
- Park Space #2 is a 1.02 acre tract located centrally, within the western half of the property.

Units I and II will hold a proposed 306 units, with a parkland requirement of 4.3 acres, but are provided access to only 1.02 acres of parkland. A minimum of 4.3 acres of parkland must be accessible to the residents of these two tracts.

Ernest Brown

From: tsang@bexar.org
Sent: Wednesday, April 06, 2005 9:00 AM
To: Ernest Brown; DThompson@Pape-Dawson.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Bass Ranch **Approval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*



CITY OF SAN ANTONIO

June 20, 2005

Drake Thompson, P.E.

Pape-Dawson Engineers
555 East Ramsey,
San Antonio, TX 78216

Re: Bass Ranch Subdivision

MDP # 823

Dear Mr. Thompson:

The City Staff Development Review Committee has reviewed Bass Ranch Subdivision Master Development Plan M.D.P. # 823. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 823 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- A supplemental shall be required per Rid # 012 for any plat associated with this MDP # 823 prior to any plat approval.
- A cultural resource study is required at platting; and the attached text should be added to all subsequent plats associated with the MDP per Historic Preservation Office.
- Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

100 year Flood Plain Shown and Buffering (if applicable)

Sensitive Recharge Features and Buffering (if applicable)

Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance #81491, Section 34-913, buffering may be required.

- Storm Water Engineering conditions for approval are as follows:

Scale shown of 1" = 1000' on exhibit 6 and 7 is still incorrect. Please check and address original comment.

At the time of platting, the hydrology and hydraulic analysis will be required for the existing, proposed and ultimate development conditions. This analysis will be taken to a point at least 2000' downstream of the proposed development.

- The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Bass Tract Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Bass Tract Development is located north and west of the intersection of E. Borgfeld Road and Bulverde Road. The property is located within the City of San Antonio's ETJ. The proposed development consisting of 155 acres is proposed to be developed with more than 380 single-family residences, two medical offices, one convenience store with gas station and a commercial shopping center. Bass Tract is estimated to generate 838 AM peak hour trips, 1,476 PM peak hour trips with a total of 14,023 Daily trips by the year 2025.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Bass Tract Development MDP, at no cost to the City of San Antonio:

1. Bulverde Road - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A - Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 3200-feet.
2. East Borgefield Drive - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgefield Drive (Secondary Arterial Type A - Uniform Development Code (UDC)

3. 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1500-feet.
4. ***Intersection of Bulverde Road and East Borgefield Drive*** – An additional 30-feet of ROW for approximately 600-feet in length is required at the intersection as shown on the MDP. This additional ROW will allow for future expansion of the intersection if the growth in the area exceeds the existing capacity.
5. Construct an northbound left turn lane on Bulverde Road at the proposed east/west Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
6. Construct an eastbound left turn lane on East Borgefield Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
7. Construct an westbound right turn lane on East Borgefield Drive at the proposed north/south Collector Street and the main commercial driveway with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
8. At the time of the platting of the commercial property on the northwest corner of Bulverde Road and East Borgefield Drive, intersection mitigation improvements shall be implemented as stated in the Level 3 Traffic Impact Analysis (Figure 6).
9. Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study and may require acceleration of traffic improvements, such as number of lanes and signalization.
10. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
11. Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
12. All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
13. Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

- a. **It shall be understood that the submitted TIA concurrent with the proposed Bass Tract MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.
 - b. It is highly recommended that the Bass Tract Subdivision be linked with the Kinder Ranch MDP to the north. This linkage will allow connectivity between neighborhoods and will reduce the amount of traffic on the existing roadway street network.
- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.
 - Bexar County Infrastructures Services Department cites the following conditions:

It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Mr. Thompson
June 20, 2005
Page 5

I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,


Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

Ernest Brown

From: Ernest Brown
Sent: Monday, April 18, 2005 11:40 AM
To: 'dthompson@pape-dawson.com'
Cc: Michael Herrera
Subject: Bass Ranch MDP

Good morning Drake,

The following is a review of the revised submittal (04/07/2005) of the above mentioned MDP from the MDP/MTP division.

MDP/MTP - Disapproved, 04/18/2005

✓ Proposed plan need to address UDC 35-506(e)(2) projection of streets into unplatted areas, west of Tract III.

✓ Local A road crossing flood plain connecting Tract I to Tract II is required to be all weathered, in addition no roads shall be built with in a flood plain (Tract II street connected by street connecting the two tracts) per UDC 504(g) and UDC 35-F124 thru F145.

✓ Remove note indicating Enclave development. Information provided by this plan does not meet Enclave criteria per amended UDC 35-202, Enclave.

I hope this helped in answering your question(s) and or addressing your concern(s). If I can be of further assistance to you please feel free to contact me.

Have a great day.

Security Features Included

Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007910

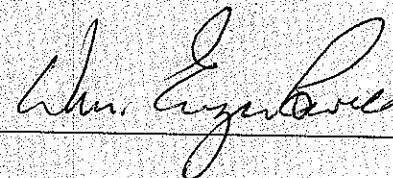
30-9/114001

DATE
Dec 27, 2004

CHECK AMOUNT
*****\$500.00

PAY Five Hundred and 00/100 Dollars

TO THE
ORDER
OF
City of San Antonio



⑈007910⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

007910

Check Date: Dec 27, 2004
Check Number: 7910
Check Amount: \$500.00

City of San Antonio
Item to be Paid - Description

MDP Application

Amount Paid

500.00

05 JAN 10 AM 9:05

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Security Features Included

Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296

CHECK NO.

007911

30-9/114001

DATE
Dec 27, 2004

CHECK AMOUNT
*****\$75.00

☐ **PAY** Seventy-Five and 00/100 Dollars

TO THE
ORDER
OF
City of San Antonio



⑈007911⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Tree Review

Check Date: Dec 27, 2004

Check Number: 7911

Check Amount: \$75.00

Amount Paid

75.00

007911

05 JAN 10 AM 9:05
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Security Features Included

Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007908

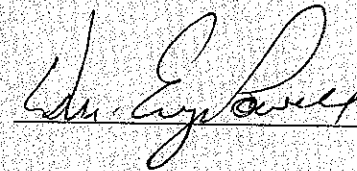
30-9/114001

DATE
Dec 27, 2004

CHECK AMOUNT
*****\$800.00

☒ **PAY** Eight Hundred and 00/100 Dollars

TO THE
ORDER
OF
City of San Antonio



⑈007908⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

TIA Review Fee

Check Date: Dec 27, 2004
Check Number: 7908
Check Amount: \$800.00
Amount Paid

800.00

007908

05 JAN 10 AM 9:00
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3257490

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 1/10/2005
DUE DATE 1/10/2005

50-05-5574
BITTERBLUE INC.
11 LYNN BATTS LANE, STE 100
SAN ANTONIO, TEXAS 78218

PHONE: (000) 000-0000

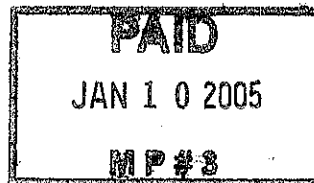
BASS RANCH MDP

REP
CITY
P.O.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 1/10/2005 INVOICE 3257490 ACCOUNT 50-05-5574 DUE DATE 1/10/2005 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 01/10/2005 CK#007910 BASS RANCH MDP
END 01/10/2005

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3257493

AMT ENCLOSED _____

50-05-5574
BITTERBLUE, INC.
11 LYNN BATTS LANE, STE 100
SAN ANTONIO, TEXAS 78218

AMOUNT DUE 800.00
INVOICE DATE 1/10/2005
DUE DATE 1/10/2005

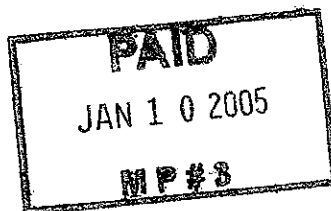
PHONE: (000) 000-0000

BASS RANCH MDP TIA FEE II

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/10/2005	3257493	50-05-5574	1/10/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
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AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
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END	01/10/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	800.00	0.00	800.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007936

30-9/114001

DATE
Dec 29, 2004

CHECK AMOUNT
*****\$215.00

PAY Two Hundred Fifteen and 00/100 Dollars

TO THE ORDER OF City of San Antonio

⑈007936⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

Parks Review Fee

Check Date: Dec 29, 2004
Check Number: 7936
Check Amount: \$215.00
Amount Paid

007936

215.00